

Freestanding Vacant Retail Building Available

FOR LEASE - \$32.50 psf

**Property #18580 – 5590 NW 31st Avenue
Ft. Lauderdale, Broward County, Florida**

Property Highlights

- Building Size Approx. 2,400 sq. ft.
- Year Built 1977
- Parcel ID #4942-17-00-0190
- Located at a signalized intersection
- Monument Style Signage
- Zoned – Commercial
- Good Access & Visibility
- 2026 Traffic Counts – NW 31st Avenue
34,000 – W. Prospect Rd. 25,500 AADT

Will be restricted against being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)

**This property is a sub-lease and can only
be leased until 10/31/2031**



Contact:
Gina LeMaster Brown
352.415.4499
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead & High Aerial View



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